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SAFETY PLAN

an Element of the General Plan of the City of Los Angeles

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UNIVERSITY OF CALIFORNIA

DEPARTMENT OF CITY PLANNING

LOS ANGELES, CALIFORNIA

SAFETY PLAN

this Plan consists of this text and the accompanying map

PURPOSES

FEATURES OF THE PLAN

This Plan is an element of the General Plan of the City of Los Angeles and conforms to Section 65302.1 of the Government Code of the State of California, which requires that General Plans include "A safety element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearance around structures, and geologic hazard mapping in areas of known geologic hazards."

This Plan incorporates the concerns of the General Plan Guidelines issued in September 1973 by the California Council on Intergovernmental Relations. These guidelines provide local agencies with those items the State believes should be included on various mandated elements of a general plan.

The Plan is designed to serve as an official guide for use by the City Council, Mayor, Planning Commission, other interested governmental and private agencies and concerned citizens, in protecting and enhancing the public safety not only as to fire and geologic hazards but also crime prevention by physical design planning. For the City Council, Mayor and Planning Commission this Plan provides a guide that may be used as part of their decision making process with regard to abatement of the hazards outlined herein.

The policies and programs in this Plan are intended to provide direction and a course of future action for the City and its departments. As such, this Plan is not intended to mandate the City or its various departments to commence any new programs which may require the expenditure of man hours or funds. Any such actions called for in this Plan requiring additional funding must be brought individually to the Council through the budgetary process.

Included in this Plan are policies, programs and standards designed to provide for the public safety as related to fire hazards (mountainous brush areas and urban space areas), geologic hazards (as defined by the the State Division of Mines and Geology in its **Urban Geology Master Plan for California**: loss of mineral resources, landsliding, flooding, erosion activity, expansive soils and subsidence) and crime prevention via the concept of physical design planning.

Project and maintenance activities necessary to provide for the overriding public need, particularly emergency and protective operations, should be sequenced and timed to provide workable, efficient and adequate balance between land use and public facilities at all time.

not exceeding five years and where necessary, suggest amendments that will update the relevancy of its policies, programs and standards. Additionally revisions to the Plan may be initiated by request of the City Council or City Planning Commission.

As the events of time change the circumstances and framework in which this Plan exists, it may be necessary to amend the Plan. It is intended that the staff review this Plan at intervals

OBJECTIVES

- To protect and enhance the public health, safety and general welfare through policies and programs designated to identify, analyze and develop hazard abatement techniques.
- To identify and provide a base for upgrading the various standards, codes, laws and ordinance related to fire and geologic hazards,
- To maintain existing coordination between the Fire Department, Planning Department, other concerned City agencies, and other jurisdictions to ensure adequate fire protection programs with those of adjoining cities and the County of Los Angeles,
- To continue the cooperative program among the concerned City agencies in geologic hazard abatement,
- To continue to identify the relationship between land use and geologic hazard and identify areas whose development should be restricted or otherwise controlled because of hazardous geologic conditions,
- To assist in the formulation and revision of other General Plan elements which may be affected.

POLICIES

FIRE HAZARD AREAS

MOUNTAINOUS BRUSH AREAS

These policies apply to the mountainous brush areas shown on Exhibit 1, where unique circumstances call for additional requirements not imposed on the City as a whole.

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Development Control

It is the City's policy that:

- All new development in mountainous brush areas be supplied with an adequate water supply and be provided with streets adequate to accommodate emergency vehicles or traffic which may be generated by evacuation necessitated by fire.
- Existing development in mountainous brush areas be supplied, where feasible, with standard streets and adequate water supply.
- Maintenance of native brush and other vegetation in the mountainous areas of the City comply with the requirements of the Fire Code.
- The boundaries of the Mountain Fire District and Fire Buffer Zone will be reviewed upon request for appropriateness of their location and adjusted where new circumstances allow.

Street Design

It is the City's policy that:

- Where feasible, an adequate public road network be provided in the mountainous brush areas of the City for Fire Department access and for public evacuation with alternate access routes of ingress and egress and that this road network be constructed as development occurs.



Firebreaks/Fire Roads/Fire Trails

It is the City's policy that:

- Firebreaks, fire roads, and fire trails be maintained in accordance with the Los Angeles City Fire Code.

- Where the existence of conditions which necessitate greater fire protection measures are found, more extensive and intensive firebreaks be required.
- Where desirable, firebreaks may be landscaped by landowners for the purpose of erosion control with fire resistive plants as defined in (Fire) Chief's Regulation No. 5 of the Fire Code.
- Seek out new concepts or methods of fire control as related to the mountainous brush and hillside grass areas of the City.

Building Protection

It is the City's policy that:

- Roof coverings, building additions and building projections for new structures be constructed in conformance with the Building Code and the Fire Code.
- Openings into attics and unenclosed under-floor areas in all structures conform to the Fire District Regulations of the Building Code.
- Clearance of native brush and vegetation around structures, outer edges or edges of the usable road surface of any highway, street, alley or driveway serving more than one residence comply with the Fire Code.
- Fire resistive plants (as cited previously), when maintained free of duff and combustible litter, may be used without restriction within 100 feet of structures.

URBAN SPACE AREAS

These policies apply to the total city including the mountainous brush areas. They are intended to address themselves to fundamental elements of fire protection for the City as a whole.

Public Water System

It is the City's policy that:

- The public water distribution system and water storage facilities have a capacity sufficient to simultaneously supply domestic needs, required fire flows and to provide an adequate reserve water supply.
- Water mains be of grid design, or looped where feasible.
- Water metering services for private fire flow demand comply with the requirements of the Department of Water and Power.

Private Water Distribution Facilities

It is the City's policy that:

- The owner of a private water distribution facility providing fire protection and Department of Water and Power notify the Department of Fire before use of the facility is to be discontinued for an extended period of time.
- Fire flow requirement of private water distribution facilities in new areas of development be determined by the Fire Department.

- Private water distribution facilities maintenance include immediate repair or replacement of damaged hydrants or related equipment and that required tests be conducted in the presence of a representative of the Fire Department.
- Temporary fire protection facilities may be required by the Fire Department during the period of building construction.
- Private water distribution facilities be of grid design, or looped where feasible.
- Fire Department connections and valves used with fire protection equipment within buildings and structures be installed at locations approved by the Department of Building and Safety.
- Hydrant lateral gate valves and fire hydrants locations be determined by the Fire Department.
- Before accepting private fire protection facilities, the contractor conduct a test of the facility in the presence of a representative of the Fire Department.

Identification

It is the City's policy that:

- All roads, streets and other public ways be designated by name and sign, distinctly marked and clearly visible.
- All alleys be designated by name or number and sign, distinctly marked and clearly visible.
- All landowners display street numbers of their structures in a location clearly visible from the street.

Fire Protection and Growth

It is the City's policy that:

- Large condominium and townhouse complexes, high-rise structures (such as residential and office buildings) and other large developments (such as department stores, theaters, and shopping malls) be provided with adequate fire protection systems and devices.
- Immediate and safe access to all areas of development be provided for fire fighting personnel.
- All property be maintained in compliance with the Fire Code.
- Fire hazards and fire safety practices be identified to the public.

GEOLOGIC HAZARD AREAS

As identified earlier these include hazards resulting from loss of mineral resources, landsliding, flooding, erosion activity, expansive soils and subsidence.

Protection of Public Health and Safety

It is the City's policy that:

- Vigorous enforcement of all hillside and grading ordinance controls on development in areas of geologic instability be continued.

- All areas of known geologic hazards be evaluated as to the relative level of risk to life and property relative to determining reasonable land use controls.
- Building permits be withheld from construction on sites of designated geologic hazard until such time as protection of life and limb can be established.
- Buildings be designed to compensate for geologic hazards and meet varying requirements based on risk, type of occupancy and location.
- Purchase of land stability insurance by owners of land in areas of known geologic instability be encouraged.
- Any adverse effects from sanitary landfills be mitigated.
- Hazards to life and property due to mudflow and storm runoff be minimized.



Public Education

It is the City's policy that:

- The City promote the public welfare by informing the public of the desirability of obtaining a full geologic and soils survey to clearly establish the geologic stability of a site prior to its purchase.

Land Use Planning

It is the City's policy that:

- Existing and future data on the geologic hazards identified in this plan, be gathered, mapped and filed for easy retrieval.
- All the above identified data continue to be made available from existing City departments to the general public for use in future planning, development and/or conservation programs.

- Use of geologic and soils analysis in determination of appropriate public and private land use be continued.
- Geologic hazard be a basis for designating and maintaining low densities or preventing development altogether on slopes of questionable stability.



CRIME PREVENTION BY PHYSICAL DESIGN PLANNING

It is the City's policy that:

- The new concept of crime prevention through physical design be promoted to provide a more secure living environment by maximizing "self-policing" opportunities of the citizenry.
- Studies of this concept be conducted individually or jointly, by those public agencies involved in the concepts implementation.
- A proposal for a federally funded pilot program to demonstrate the applicability of the concept of physical design planning for crime prevention be developed.

EMERGENCY SERVICES

Emergency Services Plans

It is the City's policy that:

- The City of Los Angeles Emergency Plan, as authorized by the California Emergency Services Act and City Ordinance No. 97,600, be continuously updated as conditions change, and be kept operable for quick response.
- Evacuation plans for disaster such as fires, flood and landslides, be continuously reviewed, maintained and rehearsed.

Emergency Services Agencies Cooperation

It is the City's policy that:

- The joint powers mutual aid agreement between the City and County of Los Angeles providing for supplemental fire protection and rescue services in the event of fire or other local emergency be continued and strengthened by mutual cooperation.

- The proposed "Automatic Aid" agreement between the City and County Fire Departments for emergency operations on a "closest to the incident" basis in specific geographic areas in the City and County be continued and improved.
- An Emergency Notification System providing quick, no-cost readily accessible service for the reporting of fires and other emergencies by the general public be established.

PROGRAMS

FIRE HAZARD AREAS

MOUNTAINOUS BRUSH AREAS

These programs apply exclusively in the mountainous brush areas shown on Exhibit 1.

Development Control

- Require that new development in mountainous brush areas be supplied with an adequate water supply and be provided with streets adequate to accommodate emergency vehicles or traffic which may be generated by evacuation necessitated by fire.
- Require that existing development in mountainous brush areas be supplied, where feasible, with standard streets and adequate water supply.
- Require the maintenance of native brush and other vegetation in the mountainous areas of the City in compliance with the Fire Code.
- Upon request initiate review of the location of the boundaries of the Mountain Fire District and Fire Buffer Zone for appropriateness of their location and make adjustments where new circumstances allow.

Street Design

- Require that, where feasible, the mountainous brush areas of the City be provided with an adequate road network for Fire Department access and public evacuation; that alternate access routes of ingress and egress be provided; and that this road network be constructed as development occurs.

Firebreaks/Fire Roads/Fire Trails

- Continue to require the maintenance of all firebreaks, fire roads and fire trails to comply with the Fire Code.
- Continue to require more extensive and intensive firebreaks when the existence of conditions necessitate greater fire protection measures.
- Continue to allow property owners to landscape with fire resistive plants in the brush areas as defined in (Fire) Chief's Regulation No. 5 of the Fire Code.
- The Fire Department should evaluate development of the concept of Prescribed/Controlled Burning to determine the

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- feasibility of its application to the City as a fire control technique in mountainous brush and hillside grass areas.
- In areas of geologic hazard require geologic and/or soils reports, as necessary, prior to the issuance of a building permit.

Building Protection

- Require that roof coverings, building additions, and building projections for new structures be constructed of fire resistant material.
- Continue to require all attic and under floor openings of all structures conform to the requirements of Chapter 9, Article 1, Division 16, of the Municipal Code.
- Continue to enforce the brush clearance regulations of the Fire Code, as established in the Municipal Code.
- Develop a method of notifying prospective buyers of property of the special construction and brush clearance regulations applicable in mountainous brush areas.

- Continue to allow property owners in the brush areas of the City to plant fire resistive plants within 100 feet of structures when maintained free of duff and combustible litter.

URBAN SPACE AREAS

These programs apply to all areas of the City including the mountainous brush areas.

Public Water System

- Require all new public water systems and storage facilities to have a capacity sufficient to simultaneously supply domestic needs, required fire flow to hydrants and to provide an adequate reserve water supply; continue to determine if all existing such systems and facilities meet the above requirements and specify where improvements, if any, be made.
- Continue to require all water mains to be of grid design or looped where feasible.
- Continue to require that water metering services for private fire flow demand comply with the requirements of the Department of Water and Power.

Private Water Distribution Facilities

- Require that the owner of a private water distribution facility providing fire protection and Department of Water and Power notify the Department of Fire before use of the facility is to be discontinued for an extended period of time.
- Continue the Fire Departments program of determining the fire flow requirements of private water distribution facilities in new areas of development.

- Continue to require private water facility maintenance to include immediate repair or replacement of damaged hydrants or related equipment, required tests to be conducted in the presence of a Fire Department representative.

- Continue to require the provision of temporary fire protection facilities, when necessary, during the period of building construction.

- Continue to require all water distribution facilities to be of grid design, or looped where feasible.

- Continue to require Fire Department connections and valves used with fire protection equipment within buildings and structures to be installed at locations approved by the Department of Building and Safety.

- Continue to require that location of hydrant lateral gate valves and fire hydrants be determined by the Fire Department.

- Continue to require contractors to conduct a test of private fire protection facilities in the presence of a Fire Department representative before acceptance.

Identification

- Continue to require that all roads, streets, and other public ways, be designated by name and sign, distinctly marked and clearly visible.
- Require that alleys be designated by name or number and sign, distinctly marked and clearly visible.

- Continue to require all property owners to maintain street numbers of their structures in a location clearly visible from the street.

Fire Protection and Growth

- Require adequate fire protection systems and devices for all large condominium and townhouse complexes, highrise structures and other large developments.
- Continue to require immediate and safe access to all areas of development be provided for fire fighting personnel.

- Continue to require that all property be maintained in compliance with the Fire Code.

- Continue the fire safety demonstrations and presentations at public schools, civic and social organizations and other public gatherings. Provide speakers and information on fire safety to television and radio stations.

GEOLOGIC HAZARD AREAS

Protection of Public Health and Safety

- Continue to require evidence of the geologic stability of individual sites in areas of known or suspected geologic instability prior to issuance of building permits.
- Continue vigorous enforcement of all hillside and grading ordinance controls on developments in areas of known or suspected geologic instability.

- Study all areas of geologic hazard to determine the relative level of risk to life and property relative to determining reasonable land use controls.

- Consider amending Ordinance No. 144,942 to include any known geologic hazards in the reports required for sale of residential property.

- Encourage land owners in areas of known geologic instability to purchase adequate land stability insurance.

- Initiate a cooperative study, between various City and County agencies, of mudflow and runoff hazards, existing and potential for the purpose of recommending proposals for hazard reduction.

- Initiate a study of possible adverse effects from sanitary landfills, and identify mitigation necessary for adverse effects disclosed in the study.

Public Education

- Maintain existing practice of informing the general public of the desirability of obtaining a full geologic and soils surveys clearly establishing the geologic stability of a site prior to purchase.

Land Use Planning

- Develop a central information center that will establish a framework program to gather and map for easy retrieval, existing and future data on all known geologic hazards and make this data available to the general public for use in future planning, development and/or conservation programs.
- Incorporate the use of geologic and soils analysis into the planning process to determine appropriate public and private land uses.
- Designate slopes of questionable stability in all public planning documents for very low density residential development or preclusion of development altogether.

CRIME PREVENTION BY PHYSICAL DESIGN PLANNING

- Conduct a cooperative study, involving the Mayor's office of Criminal Justice Planning, and such City Departments as City Planning, Police, Fire, Building and Safety, and Recreation and Parks, Bureau of Public Buildings and City Housing Authority, to determine the full potential of the concept of crime prevention by physical design planning and its applicability to the City.

- Develop within the Department of City Planning a proposal for a federally funded pilot program to demonstrate the applicability of the concept of physical design planning for crime prevention in the City.

EMERGENCY SERVICES

Emergency Services Plan

- Continue to test, update and improve the City of Los Angeles Emergency Plan.
- Continue to test, update and improve evacuation plans deemed to be necessary in the event of disaster.

Emergency Services Agencies Cooperation

- Continue to use and strengthen the joint powers mutual aid agreement between the City and County of Los Angeles providing for supplemental fire protection and rescue services.
- Continue development of the proposed "Automatic Aid" agreement between the City and County Fire Departments to improve emergency operations on a "closest to the incident" basis in specific geographic areas in the City and County.

- Complete the study of, and implement as soon as possible the State required "911" police, fire, and medical emergency telephone number system.

STANDARDS

FIRE SAFETY

City of Los Angeles Fire Safety Standards are set forth in the Fire Protection Plan now under revision. With publication of the revised plan updated standards for fire facilities and water supply will be adopted and standards for access established. The existing standards and the updated and newly established standards are, and will be, adopted into this plan by reference.

GEOLOGIC SAFETY

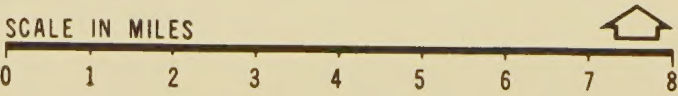
Some existing standards for abatement of geologic hazards are contained in Chapter 9 Article 1 of the City of Los Angeles Municipal Code. Of particular interest is Division 30 **Grading, Excavations and Fills**. Within this division the following sections are of specific interest:

- Section 3 — Safety Precautions During Grading
- Section 5 — Excavations
- Section 6 — Fills
- Section 7 — Planting and Irrigation of Cut and Fill Slopes in Hillside Areas
- Section 8 — Erosion Control and Drainage Devices
- Section 9 — Construction Requirements and Limitations
- Section 10 — Buttress Fills
- Section 11 — Areas Subject to Slide and Unstable Soils
- Section 12 — Footings on Approved Compacted Fills



MOUNTAIN FIRE DISTRICTS and HILLSIDE AREAS

- Mountain Fire District
- Fire Buffer Zone
- Hillside Areas; areas requiring Geologic and Soils Reports dealing with erosion, landslides and mass wasting of lands.





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Safety Plan

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APPROVED: CITY PLANNING COMMISSION	8-12-75
ADOPTED: CITY COUNCIL	9-19-75

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Council File No. 74-5249 and S
printed 11-76